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Winchester
City Council

Meeting	Planning Committee
Date and Time	Wednesday, 25th September, 2024 at 9.30 am.
Venue	Walton Suite, Guildhall Winchester and streamed live on YouTube at www.youtube.com/winchestercc

S U P P L E M E N T A R Y A G E N D A

The attached document, relating to the agenda item below was not available at the time the agenda was published.

Agenda Item.

4. Where appropriate, to accept the Update Sheet as an addendum to the Report (Pages 3 - 12)

(Update Sheet for 25 September
2024)

City Offices
Colebrook Street
Winchester
SO23 9LJ

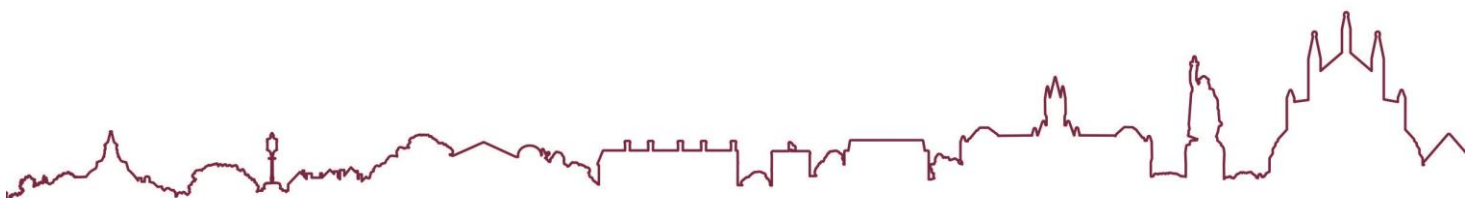
Laura Taylor
Chief Executive

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24 September 2024

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Planning Committee

Update Sheet

The information set out in this Update Sheet includes details relating to public speaking and any change in circumstances and/or additional information received after the agenda was published.



Working in Partnership



Item No	Ref No	Address	Recommendation
06	23/01025/FUL	Land South Of Crabwood, Sarum Road, Sparsholt	Application Permitted

Officer Presenting: Stephen Cornwell

Speaking

Objector: Samantha Culhane and Rachel Waldron

Parish Council representative: Eleanor Bell (Hursley Parish Council)

Sue Wood (Sparsholt Parish Council)

Ward Councillor: Cllr Caroline Horrill

Supporter: Chris Field and Nicola Jones

Updates

Update 1. Three emails have been circulated to members since the publication of the report. The matters raised are summarised in the representations section within the report and addressed in the assessment of the scheme within the committee report. The emails do not alter the officer's recommendation.

Update 2. Further correspondence received from an objector. Content summarised below:

- Do not believe that my objection points reflected in report.
- For example, concerns raised about biodiversity net gain not reflected in report.
- Each point was linked to relevant planning policy and or case law.
- In the interests of transparency, they should be visible to the planning committee. If you disagree, please escalate to head of planning/legal team to review.
- Eleven page submission re-attached setting out 5 issues:
 1. Site Selection, do not accept applicants document.
 2. Impact on landscape especially long views of countryside from Beechcroft Farm shop and Tea Barn.
 3. Biodiversity Net Gain assessment has gaps and errors
 - Use of Outdated Calculation Tool
 - Time period for BNG at 30 years is shorter than life of site.
 - Conflicting statements about baseline, applicant made assessment when land under arable crop that created lower base line thereby enhancing projected figures.
 4. Lack of benefit to affected communities.
 5. Traffic impact during construction and subsequent renewal of solar

panels.

Planning Officer Comment

Issues 1, 2 & 4 are dealt with in the report.

Regarding the concerns over BNG (issue 3), the application was submitted before the mandatory requirement became effective. The comments concerning the use of the version 4.0 matrix in the establishment of the baseline are noted however they do not undermine the fundamental position that this scheme is not required to show any enhancement under the BNG regulations. The plans do show positive actions to raise the biodiversity levels of the application site. The suggestion that any enhancement is only secured for 30 years is not correct. The LEMP and the proposed monitoring agreement would run for the full 40 year life of the site.

Impacts associated with Construction traffic are addressed in the report. Concerning traffic impacts during the operational phase, these are considered to be low. If any panels do need replacing, then this will be addressed as the situation arises. A mass replacement exercise is not anticipated.

The matters raised do not alter the officer recommendation.

Update 3. Discussions with the applicant has resulted in several minor adjustments being proposed to the list of conditions. The applicant has asked that the reference to the use of panels with a non-reflective coating goes into condition 20 and not condition 21. This is acceptable to the local planning authority.

Following discussion with officers, it has been suggested to the applicant that the protection of archaeological features should be included within any decommissioning details. A paragraph to address this has been agreed with the applicant. This is to be added as new bullet point to conditions 4 & 5.

The revised planning conditions 4, 5, 20 & 21 are set out below. To assist members, the additions are set out in bold type.

Temporary Permission & Decommissioning

04 The development hereby permitted shall cease on or before the expiry of a 40-year period from the date of the first export of electricity.

The land shall thereafter be restored to its former condition in accordance with a scheme of decommissioning work (the Decommissioning Scheme),
The decommissioning scheme shall include:

- the removal of the solar panels and associated above ground works approved under this permission
- the management and timing of any works.
- a traffic management plan to address likely traffic impact issues during the decommissioning period.
- **An archaeological management plan including a methodology to confirm that any features identified in the application or during the pre-commencement review and field work, are also protected during any decommissioning works.**
- an environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife and habitats and to identify any elements of planting/habitat to be retained.

- details of site restoration.
- an implementation timetable.

The Decommissioning Scheme shall be submitted to and approved in writing no later than 39 years and 6 months from the date of the first export of electricity, and subsequently implemented as approved.

Reason: To ensure that the site is restored in the long-term interests of the visual character of the surrounding area to comply with policy DM23 of the Winchester District Local Plan Part 2 and that the effects of site decommissioning on the highway network is mitigated in the interests of highway safety in accordance with policy DM18 of the Winchester District Local Plan Part 2.

Cessation Before Fortieth Anniversary

05. In the event the site ceases to generate electricity for export to the grid for a continuous period of 12 months prior to the end of the 40 year period, and unless otherwise agreed in writing with the local planning authority, a scheme of decommissioning works (the Early Decommissioning Scheme) shall be submitted to and approved by the Local Planning authority no later than 3 months from the end of the 12 month period.

The scheme shall include:

- the removal of the solar panels and associated above ground works approved under this permission
- the management and timing of any works.
- a traffic management plan to address likely traffic impact issues during the decommissioning period.
- **An archaeological management plan including a methodology to confirm that any features identified in the application or during the pre-commencement review and field work, are also protected during any decommissioning works.**
- an environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife and habitats and to identify any elements of planting/habitat to be retained.
- details of site restoration.
- an implementation timetable.

The decommissioning shall be carried out strictly in accordance with the approved scheme.

Reason: To ensure that the site is restored in the long-term interests of the visual character of the surrounding area to comply with policy DM23 of the Winchester District Local Plan Part 2 and that the effects of site decommissioning on the highway network is mitigated in the interests of highway safety in accordance with policy DM18 of the Winchester District Local Plan Part 2.

Colour of Structures

20 Before any structure, equipment or infrastructure including the supporting

frames for the PV panels is first brought onto the site, details of the intended finish colour of that item **together with confirmation that the installed panels will have a non-reflective coating**, shall be submitted to and approved in writing with the local planning authority. The items shall be finished in the approved colour and shall be retained in this finish hereafter. **Any replacement item shall also be finished in the approved colour and any replacement panel shall also incorporate a non-reflective coating.**

Reason: To ensure a satisfactory visual relationship between the new development and the surrounding area to comply with the intentions of policy DM23 of the Winchester District Local Plan Part 2

Details of Capacity and Equipment

21 Prior to the installation of any solar panels or inverters, confirmation the details of the capacity of the solar panels and inverter sizing, shall be submitted to, and approved in writing by the Local Planning Authority. This will include details on the total AC output from the site based on total inverter capacity.

Reason: To ensure the development is carried out in accordance with the approved plans and details, in compliance with the provisions of National Policy Statement EN-3 (January 2024) paragraph 2.10.95, and footnote 92.

Item No	Ref No	Address	Recommendation
07	22/00683/FUL	6 Skintle Green, Colden Common, Hampshire, SO21 1UB	Application Permitted

The application has been deferred from this committee agenda. A revised committee date will be communicated in due course.

Item No	Ref No	Address	Recommendation
08	19/02128/FUL	Fobdown Watercress Beds, Abbotstone Road, Fobdown	Application Permitted

Officer Presenting: Catherine Watson

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: Cllr Margot Power

Supporter: Richard Osborn

Update

Following further review, a number of conditions have been removed or amended. These are stated below:

Removal of condition 3 – Detailed proposals for disposal of foul and surface water. This is removed as the revised scheme (without the tourist accommodation) will not result in any foul or surface drainage.

Condition 4 (now condition 3) is amended to remove reference to hard landscape details which are not required and includes some other slight amendments to the wording as shown below:

The Landscaping of the site must be in accordance with the Landscaping Plan [drawing P2-O2 Rev A received 03.04.2024]. Prior to *the commencement of landscaping works*, the following details must be submitted to and approved in writing by the Local Planning Authority.

Soft landscaping details must include:

- Specifications and timing of planting including additional woodland
- Strategic use of planting heights to screen the development from rights of way and surrounding properties

The landscaping works must be undertaken in accordance with the approved details prior to the first use of the site as a wetland habitat.

If within a period of 5 years a tree or plant dies, becomes infected or defective, an example of the same species must be planted in the same location within the next available planting season.

Reason: To ensure the specific details of the landscaping scheme are acceptable and enforceable.

Condition 4 (formerly 5) has the following advisory note removed and this will be added as an informative:

The Candover Brook, and the species and habitats it supports, is a very sensitive receptor, and species such as White Clawed Crayfish, Brown Trout and Water Crowfoot are susceptible to increased silt loads in the river which may occur, without the use of adequate mitigation, as a result of construction activities. In addition any percussive piling activities and hydraulic breaking of concrete carried out during autumn and winter have the potential to have an adverse effect on Brown Trout spawning and survival of trout eggs.

Condition 6 (now 5) has been amended as follows:

- The mitigation and recommendations contained within the Ecological Assessment [by Pro-Vision dated September 2019; addendum September 2024] and 'Abbotstone Wetlands Ecology Comments' letter dated 10 September 2021 must be adhered to.

Prior to commencement of development, *an updated Construction Environment Management Plan to include a Biodiversity Mitigation and Enhancement Plan* must be submitted to and approved in writing by the Local Planning Authority.

The Plan must include:

- Updated badger sett surveys (immediately prior to the commencement of works)
- Opportunities to linking bat habitats in the area
- Opportunities for habitat improvement for white-clawed crayfish
- Opportunism for southern damselfly habitat improvements
- Measures for the protection of white clawed crayfish

Development must then proceed in accordance with the approved details.

If any element of the Plan is to change, the details of the amendments must be submitted to and approved in writing by the Local Planning Authority.

Reason: The application site is within a sensitive area and biodiversity enhancement must be secured.

Removal of former condition 7 as there are no surface water drainage issues that would affect the development.

Removal of former condition 8. This CEMP refers to visitor accommodation which is no longer part of the proposals.

Condition 9 is now condition 6 and remains unchanged.

Condition 10 is now condition 7 and has been reworded as follows:

The Technical Note – Abbotstone Wetlands by Pro Vision dated 16.09.2024, must be adhered to along with the mitigation measures as set out in bullet points 1-4 of paragraph 5.44 (Ecological Enhancements) of the Abbotstone Wetlands Updated Ecological Assessment by Pro Vision, dated September 2019

Reason: To ensure the protection and enhancement of protected species and habitat, including that created by the creation of the wetland.

**For clarity, the following conditions have not been amended:
1, 2, 9 (now condition 8), 11 (now condition 10).**

Further update: The conclusion of the Technical Note provided details of an updated

walkover to assess the ecological conditions on-site. This has determined that there has been an increase in vegetation cover across the site since 2021 and that the badger sett is still present and active, along with previously recorded species (lapwing and green sandpiper). The mitigation measures provided within the 2021 survey are still considered to be appropriate and no further surveys are required to inform the development proposals.

Item No	Ref No	Address	Recommendation
09	24/01559/HOU	70 Olivers Battery Road North, Olivers Battery, Winchester, Hampshire, SO22 4JB	Application Permitted

Officer Presenting: Ethan Townsend

Public Speaking

Objector: Felipe Sole

Parish Council representative: None

Ward Councillor: None

Supporter: None

Update

None

Item No	Ref No	Address	Recommendation
11	23/02845/REM	Land to the East of Sun Lane, Alresford	Application Permitted

Officer Presenting: Rose Chapman

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: Cllr Margot Power

Supporter: David Jobbins

Update

An additional objection was submitted in regard to the accuracy of the landscaping plans due to the removal of trees outside of the red line plan.

Councillor Power has also raised the removal of these trees and that their removal has not been reflected within these plans in an email on the 23.09.2024.

It is considered that this area of landscaping is outside of the redline plan and therefore cannot be considered under this application. Officers are aware of the tree removal and have highlighted that the works would be subject to condition 5 of the

outline application that requires details of any works agreed under a S278 highways agreement to be subject to a reserved matters application for approval by Winchester City Council. This was included under application 21/01731/REM that was approved by the committee 16.06.2022. An additional presentation slide has been included to show the approved landscaping along Sun Lane under that application.

Item No	Ref No	Address	Recommendation
12	24/01568/HOU	2 Abbots Ann Road, Winchester, Hampshire, SO22 6ND	Application Permitted
<p>Officer Presenting: Charlotte Smith</p> <p>Public Speaking Objector: None Parish Council representative: None Ward Councillor: None Supporter: None</p> <p><u>Update</u></p> <p>None.</p>			

Item No	Ref No	Address	Recommendation
13	22/01961/FUL	R A O B Club, Cross Keys Passage, Winchester, Hampshire, SO23 9AZ	Application Refused
<p>Officer Presenting: Robert Green</p> <p>Public Speaking Objector: None Parish Council representative: None Ward Councillor: None Supporter: Alice Drew and Ross Galtress</p> <p><u>Update</u></p> <p>The following sentence within the '<i>Impact on character and appearance of area</i>' section has been amended as follows –</p> <p style="padding-left: 40px;">‘The assessment made concerning the harmful appearance of the taller building from the Colebrook Street and Broadway area would also apply when the wider area is regenerated’.</p>			

Item No		Address	Recommendation
14	23/02552/FUL	44 Stockers Avenue, Winchester, Hampshire, SO22 5LB	Application Permitted
<p>Officer Presenting: Megan Osborn</p> <p>Public Speaking</p> <p>Objector: Fiona Harwood, Alison Henry, Chris Henry</p> <p>Parish Council representative: None</p> <p>Ward Councillor: Cllr Jonny Morris</p> <p>Supporter: Claire White and Jeremy Tyrrell</p> <p><u>Update</u> None</p>			

Item No		Address	Recommendation
15	23/02553/HOU	44 Stockers Avenue, Winchester, Hampshire, SO22 5LB	Application Permitted
<p>Officer Presenting: Megan Osborn</p> <p>Public Speaking</p> <p>Objector: Fiona Harwood, Alison Henry, Chris Henry</p> <p>Parish Council representative: None</p> <p>Ward Councillor: Cllr Jonny Morris</p> <p>Supporter: Claire White and Jeremy Tyrrell</p> <p><u>Update</u> None</p>			

End of Updates